

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

OUR REF:NE1911



North East Commercial
Property & Business Agents

CAFÉ / RESTAURANT OPPORTUNITY

40 Merton Way, Ponteland,
Newcastle upon Tyne NE20 9PS



- Sales average £2,500 weekly.
- Circa 20 covers plus service area.
- Coffee shop, takeaway and sit in options.
- Recently refurbished unit in excellent order.
- Rare opportunity in sought after village.
- LEASEHOLD £39,950 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

This business opportunity is situated within the main shopping centre which is in the heart of this pleasant residential town to the North East of Newcastle.

Ponteland is one of the most popular suburban towns in and around Newcastle with easy access via the A696. The parade has its own car park and this is clearly a major asset for any business in this location.

Business Opportunity

The current business opened in 2020 but please note that the trading name is not included in the transfer. The site quickly established a strong customer base who remained loyal throughout the ups and downs of the various lock down periods. The restaurant menu is currently Thai food but there is also a broad selection of hot and cold drinks and sandwiches available plus cakes and new owners could take the business in a different direction should they wish.

During lockdown the business provided a very popular collection service which is still extremely busy on a Friday and Saturday evening. Whilst there is sit in restaurant custom, the current owners do not push this element and there is scope to open later. Plans were prepared to install upgraded extraction in the kitchen should a new owner wish to develop the evening trade.

The premises are in excellent order and are currently configured with a large prep and service counter for the daytime trade with seating for up to 20 covers against the wall. There is pavement seating and this outside space is extremely popular when the weather permits.

Viewing is strongly recommended to fully appreciate the location, layout and potential of this rare opportunity.

Premises

Comprises a single storey unit. Accommodation;
Ground Floor 68m² (730ft²)
Service / Dining Area
Kitchen
Toilet

Current Trading Hours

Sunday – Monday	closed
Tuesday – Wednesday	9am – 5pm
Thursday	9am – 6pm
Friday – Saturday	9am – 7.15pm

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Staff

The business is to be sold free of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £12,750
Rates incentives subject to status.

Tenure

The premises are held on a 5 year FRI lease from 2020. The current rent is £12,500 plus VAT per annum paid monthly in advance. A 3 month rent bond will be required by any new tenant.

EPC

Rating D.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.